



PRICE REDUCED FOR SALE
\$7,000,000

WINGATE BY WYNDHAM GREENWOOD VILLAGE/DENVER TECH CENTER

8000 E PEAKVIEW AVE

Greenwood Village, CO 80111



MEETING SPACE

3,000 SF



BUILDING SF

60,689 SF



LOT SIZE

118,304 SF

PROPERTY HIGHLIGHTS

- High quality select service hotel with versatile layout-Great "box"
- Excellent amenities including indoor pool, jacuzzi, oversize exercise facilities, multiple meeting rooms, sundry, and guest laundry
- Free hot breakfast
- Rebranding opportunity including Hyatt Select, Best Western Plus, Garner, Comfort Suites. Possible key money availability
- Possible conversion to extended stay brand, such as Candlewood suites
- Excellent in fill location near Fiddler's Green amphitheatre
- High potential projected Revenue through renovation



PARKING

110 SPACES



TAXES

\$128,158
USD



YEAR BUILT

2004

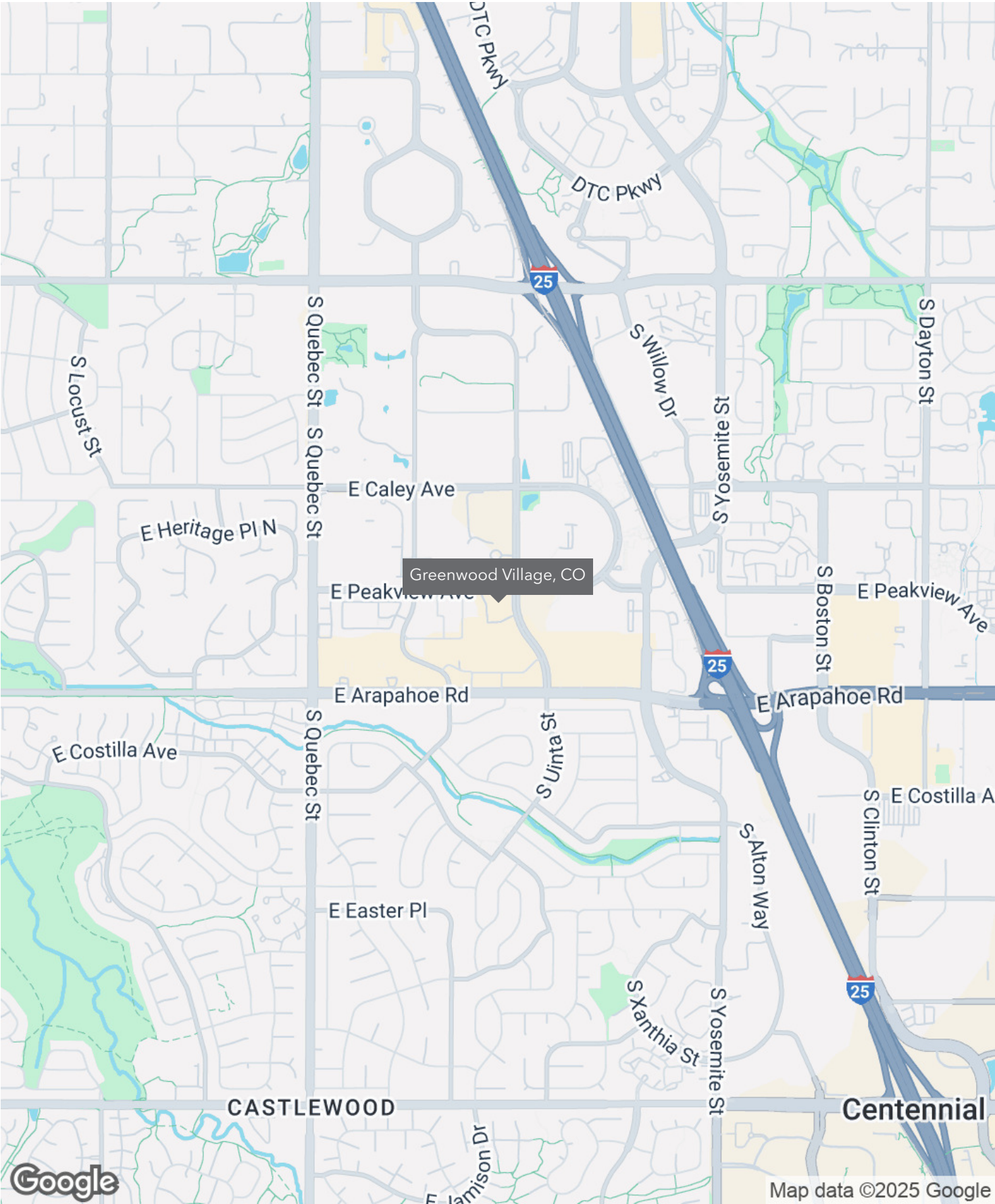
PROPERTY DESCRIPTION

The Wingate hotel is a quality select service hotel located in an A+ prime suburban infill location, a stone's throw from the Fiddler's Green amphitheatre in the Denver Tech Center area of southeast Denver. The limited service hotel has 86 oversize rooms, with 17 suites, indoor pool and jacuzzi, oversize exercise room, sundry center, guest laundry, and large meeting rooms. The property was developed in 2004, and has been partially updated. The current franchise expires this year so there is a unique opportunity to rebrand the hotel to a variety of new franchises, which will help reposition this excellent lodging facility. The hotel has revenue upside through renovation and rebranding opportunities. The DTC and Greenwood Village office markets are undergoing a significant Price reset, which will likely result in lower office rents that will lead to increased occupancies and ultimately more hotel demand. There is also a large speculative office under construction in close proximity to the hotel.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



REGIONAL MAP



LOCATION MAP



AERIAL MAP



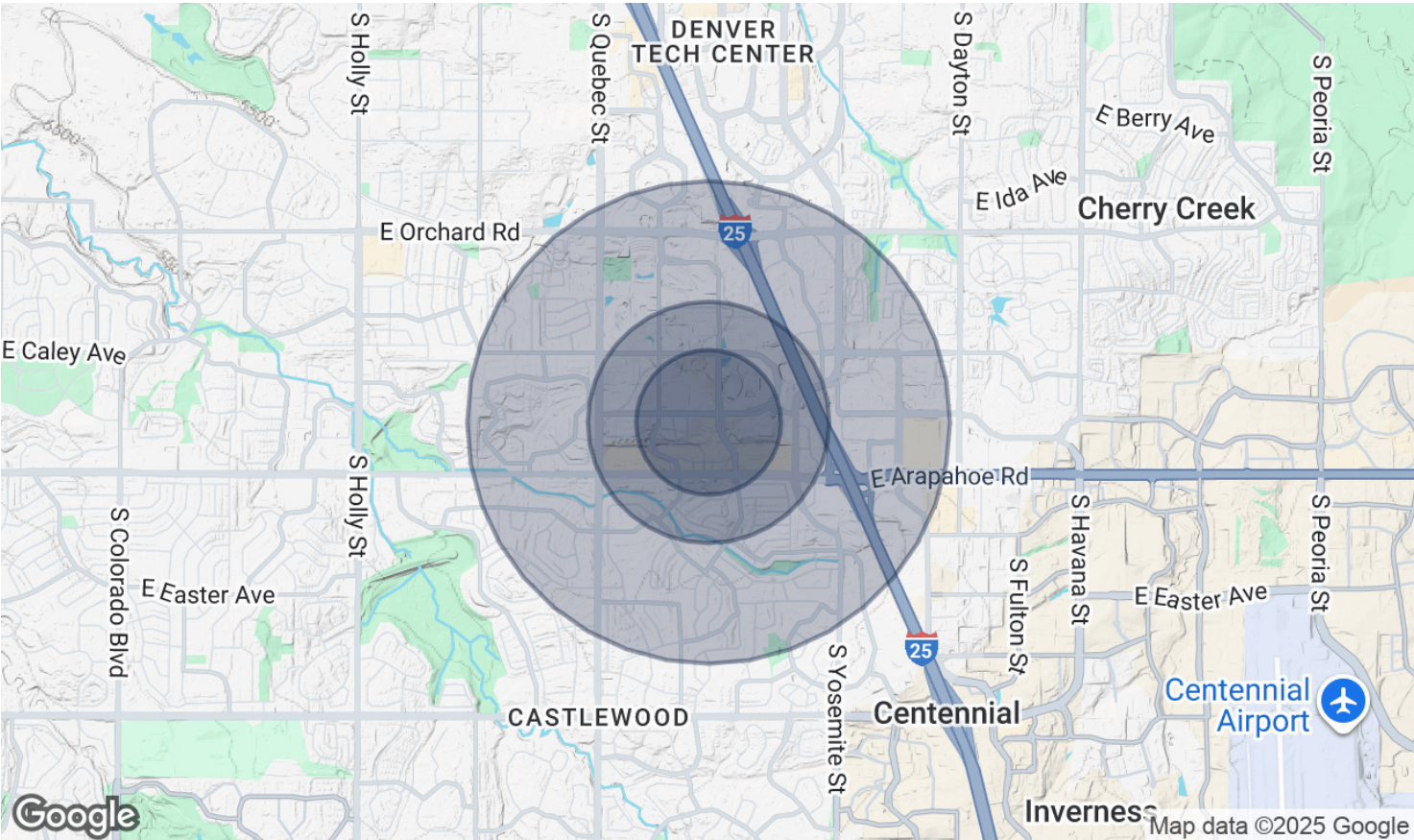
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DEMOGRAPHICS MAP & REPORT

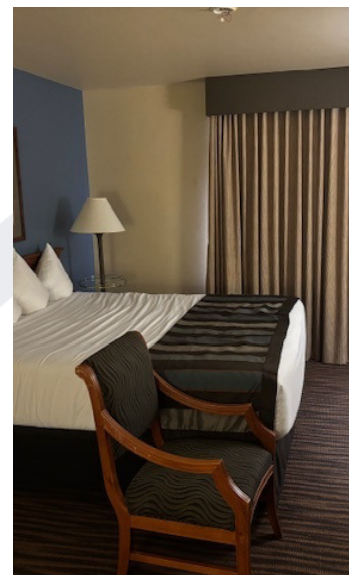
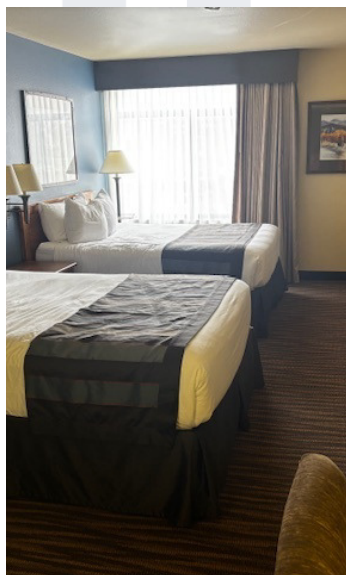
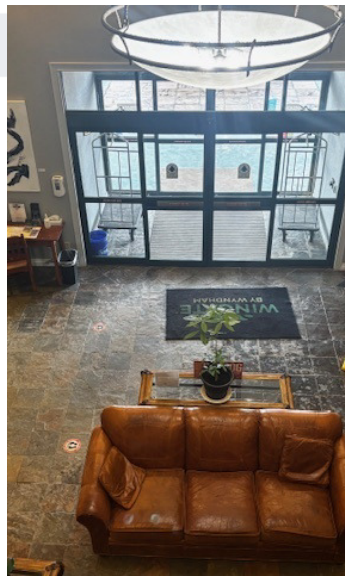
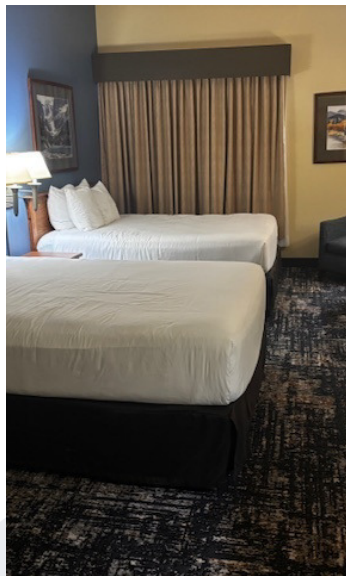


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	573	2,763	11,178
Average Age	34	36	41
Average Age (Male)	34	36	40
Average Age (Female)	34	37	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	318	1,376	4,611
# of Persons per HH	1.8	2	2.4
Average HH Income	\$117,560	\$128,477	\$158,956
Average House Value	\$14,030	\$225,575	\$693,184

Demographics data derived from AlphaMap

ADDITIONAL PHOTOS



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**MADISON
COMMERCIAL
PROPERTIES**

MEET THE TEAM



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